

Item # 119

RECEIVED

JUN 22 2006

June 22, 2006

Neighborhood Planning & Zoning

Greg Guernsey
City of Austin, Zoning Division
301 W. 2nd St.
Austin, Texas 78701

RE: Pavilion Condominiums
C14-06-0013 Zoning

Dear Mr. Guernsey:

Please accept this letter as our formal request and authorization for Amelia Lopez-Phelps, to submit a revision of our zoning request.

We hereby withdraw the section of the 0.55 acre tract from our zoning request, and wish to leave the existing zoning in place for this tract.

The remaining property indicated as a separate tract by field notes is included in our zoning request to change from GR to MF-6.

Your prompt attention and assistance on this matter would be appreciated.

Sincerely,

Rose T Wong

Rose Wong
Property Owner



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JUN 22 2006

2:40 p.m.
Neighborhood Planning & Zoning

June 21, 2006

Greg Guernsey
City of Austin, Zoning Division
301 W. 2nd St.
Austin, Texas 78701

RE: Pavilion Condominiums
C14-06-0013 Zoning

Dear Mr. Guernsey:

Please accept this letter as our formal request as authorized agent for the property owner, to revise our zoning request.

We hereby withdraw the section of the 0.55 acre tract from our zoning request, and wish to leave the existing zoning in place for the 0.55 acre, 65 ft. tract, situated along the eastern boundary.

The remaining property consisting of 2.72 acres, as indicated as a separate tract by field notes, is included in our zoning request to change from GR to MF-6.

Your attention and assistance on this matter would be appreciated.

Sincerely,

A handwritten signature in dark ink, appearing to read "Amelia Lopez-Phelps", is written over a horizontal line.

Amelia Lopez-Phelps
Lopez-Phelps & Associates

EXHIBIT "___"

DESCRIPTION OF AN APPROXIMATELY 2.72 ACRE TRACT PREPARED BY DELTA SURVEY GROUP, INC. IN MAY 2006 AND LOCATED IN THE JAMES D. GOOD SURVEY NO. 30, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF LOT 1, BLOCK A, RYAN'S SUBDIVISION, A SUBDIVISION OF RECORD IN BOOK 101, PAGE 298, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID 2.72 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING in the south right-of-way line of Pavilion Boulevard (70 foot right-of-way) same being the most northerly corner of Lot 2, Block A, of said Ryan's Subdivision, also being a west corner of said Lot 1, also being a west corner for the subject tract for the **POINT OF BEGINNING**,

THENCE with the east line of said Lot 2 and Lot 3, Block A of said Ryan's Subdivision, and a west line of said Lot 1 the following two (2) courses and distances as called for in said Ryan's Subdivision:

1. S29°09'27"E a distance of 240.63 feet, and
2. S60°54'18"W a distance of 92.84 feet to a ell corner in the south line of said Lot 3;

THENCE continuing with the common line of said Lot 3 and said Lot 1 S29°05'42"E a distance of 6.00 feet as called for in said Ryan's Subdivision to the most northerly corner of a called 1.139 acre tract conveyed to Jollyville Road Office Building Associates as described in Document Number 2002030291, Official Public Records, Travis County, Texas,

THENCE with the northeast line of said 1.139 acre tract, same being the southwest line of said Lot 1, S43°52'31"E a distance of 248.36 feet as called for in said Ryan's Subdivision, to an east corner of said 1.139 acre tract, same being the most northerly corner of Lot 2, of L.E. Toungate Addition, a subdivision of record in Book 21, Page 23, Plat Records, Travis County, Texas,

THENCE with the northeast line of said Lot 2, L.E. Toungate Addition, same being the southwest line of said Lot 1, S43°50'54"E a distance of 86.87 feet to a point in said common line,

THENCE leaving said common line and crossing said Lot 1 the following two (2) courses and distances:

1. N10°01'11"E, a distance of 40.12 feet, and

2. N29°21'36"E a distance of 313.00 feet to a point in the northeast line of said Lot 1, same being the south line of Lot 2, Block A, Homestead Subdivision, a subdivision of record in Book 95, Page 392, Plat Records, Travis County, Texas,

THENCE with the northeast line of said Lot 1, same being the south line of said Lot 2, Block A, Homestead Subdivision the following two (2) courses and distances:

1. N60°38'24"W a distance of 200.06 feet, and
2. N29°05'21"W a distance of 205.35 feet as called for in said Ryan's Subdivision to the most northerly corner of said Lot 1, same being a southwest corner of said Lot 2, Block A, Homestead Subdivision, also being in the south right-of-way line of said Pavilion Boulevard;

THENCE with the south right-of-way line of said Pavilion Boulevard and the northwest line of said Lot 1, S60°54'39"W a distance of 180.32 feet, as called for in said Ryan's Subdivision to the **POINT OF BEGINNING**.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

John C. Nielsen

John C. Nielsen
Registered Professional Land Surveyor
No. 5541-State of Texas



5-02-06

Date

Delta Survey Group, Inc.
8213 Brodie Lane, Suite 102
Austin, Texas 78745